

House Bill 1320

By: Representative Holmes of the 61st

A BILL TO BE ENTITLED
AN ACT

1 To amend Article 1 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated,
2 relating to mortgages, conveyances to secure debt, and liens in general, so as to provide that
3 upon a foreclosure of residential real property, a tenant occupying a dwelling unit under an
4 unexpired term for years or a lease for a definite term in effect at the time of the foreclosure
5 by sale shall be deemed a tenant at will; to provide for related matters; to repeal conflicting
6 laws; and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Article 1 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated, relating to
10 mortgages, conveyances to secure debt, and liens in general, is amended by adding a new
11 Code section to read as follows:

12 "44-14-14.

13 Upon a foreclosure of residential real property pursuant to this chapter, a tenant occupying
14 a dwelling unit under an unexpired term for years or a lease for a definite term in effect at
15 the time of the foreclosure by sale shall be deemed a tenant at will."

16 **SECTION 2.**

17 All laws and parts of laws in conflict with this Act are repealed.